



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12707 20 Avenue
Blairmore, Alberta

MLS # A2250691



\$389,900

Division: NONE
Type: Office
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,030 sq.ft.
Zoning: C1

Heating: Boiler, Hot Water, Natural Gas
Floors: -
Roof: -
Exterior: Brick
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.07 Acre
Lot Feat: Back Lane, Cleared, Level

A Historic Gem with Endless Possibilities. Located in the heart of Blairmore, this striking brick building was once home to a Royal Bank. It still features its original vaults, offering a unique blend of historic charm and modern potential. Currently leased as an office hub with six private workspaces, this property is ready for its next chapter. With a walkout basement, a second floor patio offering stunning views, and off street parking, the possibilities are limitless. Whether you're envisioning a coffee shop, boutique retail space, co working hub, or a combination of all three, the building's layout and prime location provide incredible opportunity. Recent updates include some new windows, LED lighting, and a new roof August 2025. The upstairs apartment retains timeless character with original woodwork and a clawfoot tub offering the perfect canvas for creating a unique live/work space. Set on a high visibility stretch of Main Street, this is your chance to own a piece of Crowsnest Pass history and make it your own.